

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

5-118

ORLEANS

EAS.733

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Photograph



Address: 5050 State Highway

Historic Name: Robert R. & Jennie A. Horton House

Uses: Present: mixed use: commercial/residential

Original: single family residence

Date of Construction: 1880-84

Source: tax records, maps, genealogies

Style/Form: undetermined

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): conversion of barn to apartments

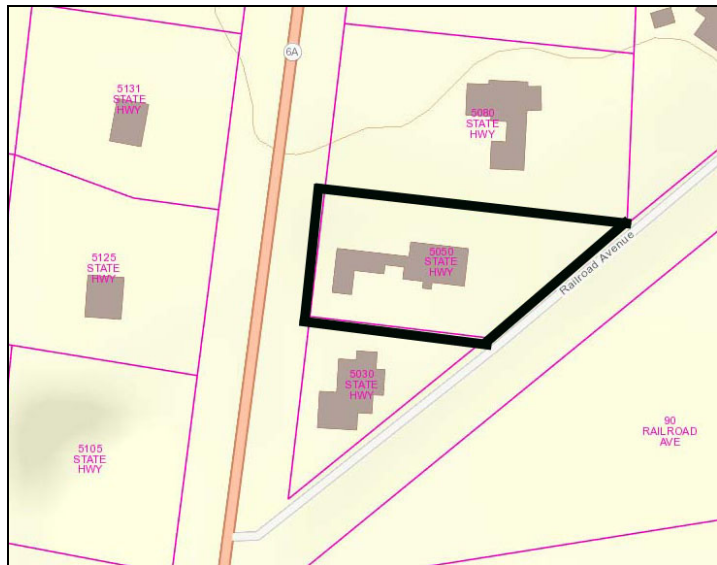
Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.42 acre

Setting: The subject property is located on the east side of State Highway, near the southern tip of a triangular section defined by that road, Railroad Ave. and Nauset Rd. Single family residential properties lie to the north and across the highway to the west. The adjoining property to the south is a commercial/retail land use.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

5050 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The main block of this connected building is a two-story, wood frame, gable-roofed house only one pile (room) deep with three bays on the second floor of the front facade. The three windows that define the bays have been replaced. A one-story porch wraps around three sides of the house—east, south and west—and was enclosed/glazed early on with a continuous band of two-over-two windows above a kneewall. Cornices on the house and porch have dentils. The front entrance into the porch is slightly off-center and is flanked by four-light barn sash sidelights. There is a rear porch entrance with four-paned sidelights on the east side. The house has a brick center chimney. A one-story cross-gabled rear ell, recessed well back from the right (south) facade, has one bay. A skylight has been added to this section, but there is an original two-over-two sash window on its north side.

A two-story gable-roofed barn on the property originally had a 26-by-30 footprint, but has been expanded to accommodate an additional dwelling unit and connected to the rear ell of the house via a small, recessed hyphen. The plans for this expansion were developed in early 1995, though exactly when the expansion was constructed has not been determined.¹ (See images of expansion plans below.) The expanded barn has been converted to an apartment and rental room with garages below. Both the newly constructed section and the original barn have had large shed-roofed dormers added to its south side as well as a skylight in the old section. A vehicular bay near the center of the south facade has swinging barn doors as does a vehicular bay on the east endwall. The north side of the barn section has been modified with a single large shed dormer on the north and the addition of a balcony accessed via sliding glass doors on the second floor. All sections of this recently connected building are clad with weathered wood shingles.

A wood privacy fence runs along the front (west) and a portion of the left side (north) property lines to screen the building from highway traffic. A chain link fence extends eastward from the end of the privacy fence on the north. Access to the property is off both State Highway, south of the house, and the angling Railroad Avenue that delimits the property on the southeast. These curb cuts are connected by an unimproved driveway, which widens out to provide an ample parking area south of the building. There is little to no vegetation on the subject property.

HISTORICAL NARRATIVE

The building at 5050 State Highway occupies land owned by Eastham's Horton family for generations. In 1884, Louise Doane Horton, the second wife and widow of Isaiah Holbrook Horton, Sr. (1814-74), deeded three acres on the east side of State Highway in North Eastham, with its house and outbuildings, to Jennie Atwood Landerkin Horton (1861-1933). Jennie Horton had just married Louise Horton's son, Robert Ripley Horton (1856-1917).² A house does not appear on this site in 1880, but it had been built by the time of the 1884 deed. Robert R. Horton had been the North Eastham railroad station agent since 1877, and in 1882 he became its postmaster, assuming a position earlier held by a cousin, Abraham Horton (1808-84), who ran the boardinghouse known as the Nauset House just south of this building and kept the post office there until Robert Horton's appointment as postmaster; then the post office appears to have moved to 5030 State Highway, where the Hortons may also have kept a store.

The 1900 census shows Robert R. Horton on State Highway with his wife, Jennie, and four children—Robert Elwood (b. 1885), Carroll W. (b. 1886), Edwin Weston (b. 1888), and Philip Smith (b. 1892). The 1910 census shows the family in Eastham, but at some point between 1910 and 1917 the family moved to South Easton, where he worked as the railroad station agent in Easton Center and as an agent for Adams Express Company. Tax records for 1902 show Horton as owning a house (probably 5050 State Highway) valued at \$1000 and "Excelsior Hall," probably 5030 State Highway, valued at \$1000. When the Hortons moved to Easton they appear to have rented 5030 and 5050 State Highway, possibly to Obed W. Horton (1864-1933), Robert R. Horton's half-brother (a twin), whose name is labeled on this site on the 1905 Eastham map.

In 1917 Robert R. Horton died in Easton and by March 1919 his widow Jennie had married shore fisherman Charles E. Lee, a Dennis native who had been living in North Eastham since about 1880. In March 1919 Jennie A. Lee sold the three-acre parcel with its buildings to Obed W. Horton.³ Obed Witherell Horton married Carrie M. Smith of Dennis in Wellfleet in 1885. By 1900 he was working as a streetcar motorman in Brockton and sharing rented quarters with a male boarder; his wife had probably been hospitalized at that time as she died at the Massachusetts General Hospital in August 1902. Obed Horton returned to Cape Cod and began to farm and in 1905 he remarried—Helen M. Barrows, a native of West Bridgewater. He was shown as an Eastham resident at the time of his second marriage, but in 1920 the couple is listed in Wellfleet, where Obed worked as a quahog and clam fisherman. By 1929 he and his wife had returned to North Eastham; the directory shows him as the postmaster and proprietor of a general store on King's Highway in North Eastham in that year. The 1930 census shows Obed as

¹ Town of Eastham records include plans for the described expansion with dates of Jan. 23, 1995, July 15, 1996, and a Building Permit for "48 windows, 7 doors, 2 skylights" dated Nov. 28, 2007. The Assessor's photo dated May 1, 2008, shows the connection in place.

² Louise Horton to Jennie A. Horton, 5 September 1884, Barnstable County Registry of Deeds (hereafter cited as BCD) 161:156.

³ Jennie A. Lee to Obed W. Horton, 24 March 1919, BCD 361:180.

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5050 STATE HIGHWAY

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a store proprietor and his wife Helen as a post office clerk. Living with them in 1930 was a granddaughter, Florence Whiddon, and a sister of either Obed or his wife named Mary J. Bisemore.

Tax records for 1931 lists Obed Horton with a house (5050 State Highway) valued at \$1500, a store (5030 State Highway) valued at \$575, poultry and asparagus houses, a barn, and a horse on his one-acre homestead lot. He also owned substantial acreage in various parcels, two other houses, a pool room, a lunch room, and the site of "Horton Hall," space on an upper floor of an unidentified Horton family barn in North Eastham where dances were sometimes held.⁴

Obed W. Horton died in 1933, and his heirs owned the house and store on its three-acre homestead lot through 1937. In 1939 his widow Helen M. Horton sold 5030 and 5050 State Highway on a one-acre lot to Albert W. and Susie Sturtevant of Danvers. Sturtevant was a chemist at General Electric Company's plant in Lynn. He and his wife divided that property into two parcels, 5030 and 5050 State Highway, and later in 1939 they sold 5050 State Highway on a .42-acre lot to Charles H. and Edith May Acorn.⁵ Charles H. Acorn was born in Canada about 1898, came to the United States in 1904, and was working as a shuttlemaker in a New Bedford cotton mill in 1920. His father, Wesley Acorn, was a cotton mill carpenter. The 1940 census shows Acorn on State Highway with \$2500 in property; he was then working as foreman on a Cape Cod moth control project. He and his wife Edith had two children, Charles H., Jr., then fifteen, and Norma, also fifteen.

Tax records for 1947 show Charles Acorn with homestead lot of .42 acre, a house valued at \$1800, a barn/garage, and an outbuilding; by 1954 his property listing was the same except that the outbuilding had been razed. The Acorns owned 5050 State Highway until their deaths. In 1985 their daughter Norma Edmond sold the property to Philip T. Hesse, who in 2001 sold it to current owner Christopher Merl of Wellfleet.⁶

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MAPS

- Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.
Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.
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Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTARY IMAGES

⁴ Alice A. Lowe, comp., *Nauset on Cape Cod: A History of Eastham* (Eastham: Eastham Historical Society 1968), 41.

⁵ Helen M. Horton to Albert W. and Susie W. Sturtevant, 5 July 1939, BCD 554:410; Albert W. and Susie W. Sturtevant to Charles H. and Edith May Acorn, 21 October 1939, BCD 558:585.

⁶ Norma Edmond, executrix will of Edith May Acorn, to Philip T. Hesse, 13 December 1985, BCD 4941:279; Philip T. Hesse to Christopher Merl, 4 December 2001, BCD 14539:286. See "Plan of Land in Eastham Made for Philip T. Hesse," 23 September 1984, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 573:12.

INVENTORY FORM B CONTINUATION SHEET

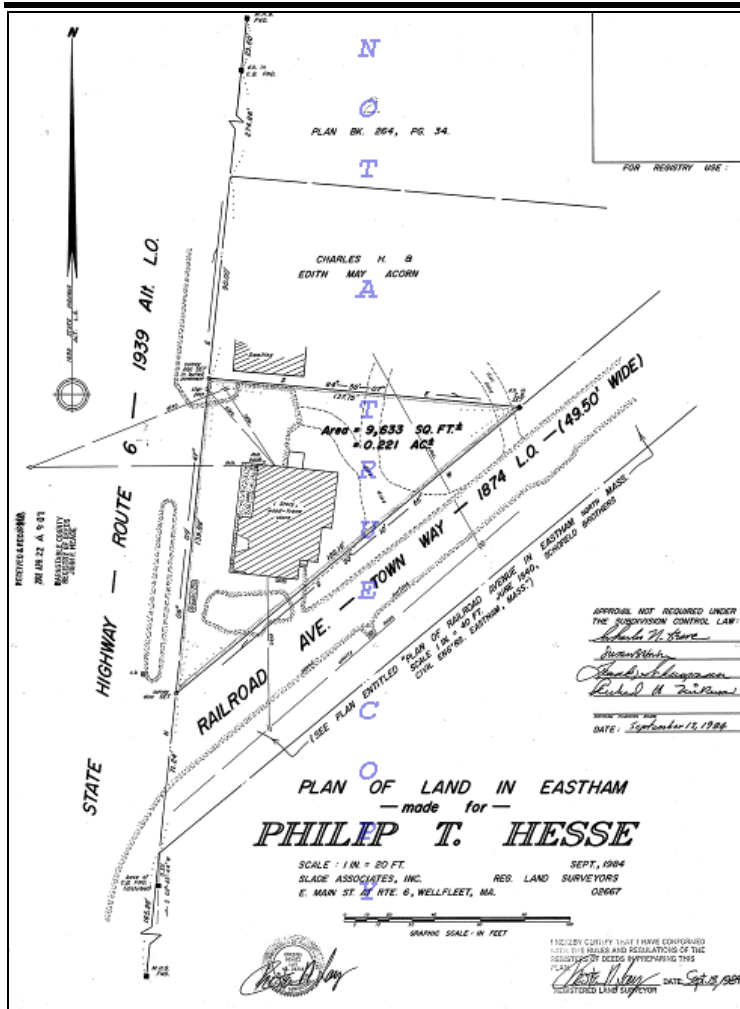
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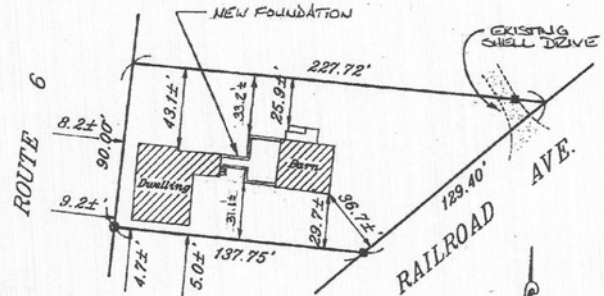
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Ryder & Wilcox
SURVEYING - ENGINEERING
ARCHITECTURAL DESIGN
3 GIDDIAH HILL ROAD - P.O. BOX 439
50. ORLEANS, MASSACHUSETTS 02662
TEL: 508.255.8312 FAX: 508.240.2306

Certified Plot Plan
Land in
Eastham, Ma.
prepared for
Hesse Associates
Scale: 1" = 50'
Date: March 6, 1995



Reference:

Eastham Assrs Map 5, Parcel 118
"Plan of Land in Eastham made for
Philip T. Hesse, Scale 1"=20', Sept. 1984
by Slade Associates, Inc."

I certify that the structures shown hereon are
located as they exist on the ground.
I further certify that the structures shown are
not in a special flood hazard zone.
Reference: F.B.M.A. Map No. 250006 0003 C (dated 7/3/86).

Lawrence E. Wilcox
Professional Land Surveyor

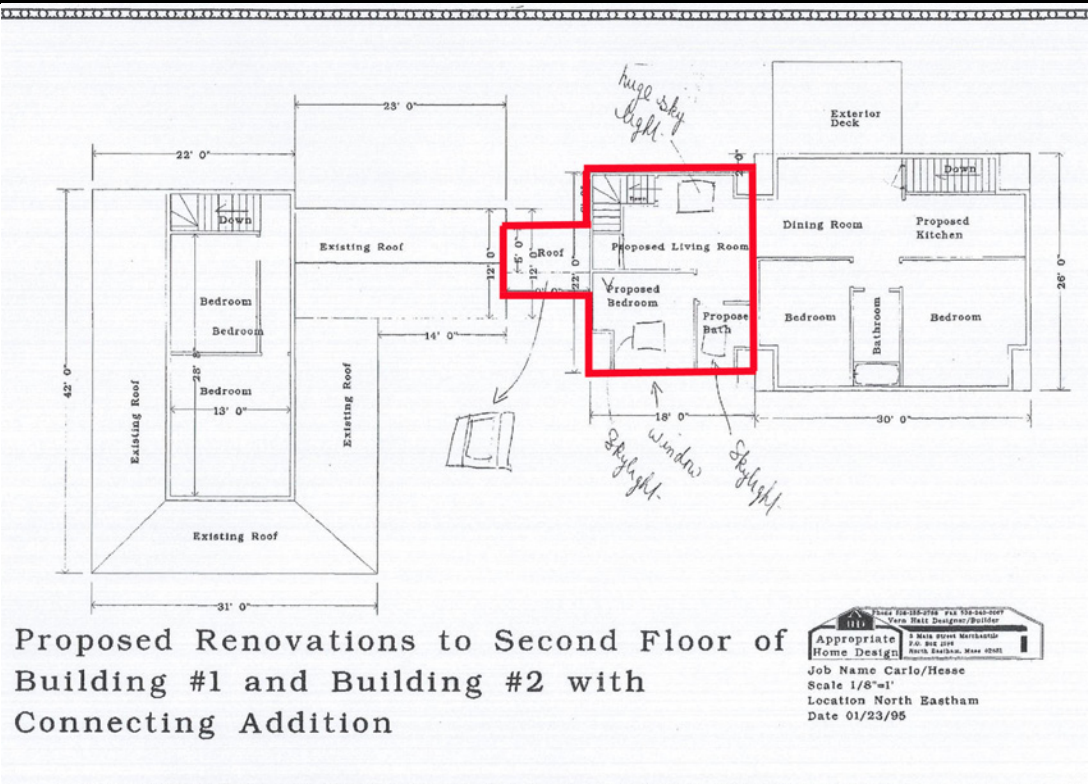
Date: 3/6/95

REVISED: 7/15/96 TO SHOW NEW FOUNDATION
Lawrence E. Wilcox 7/15/96
R.S.

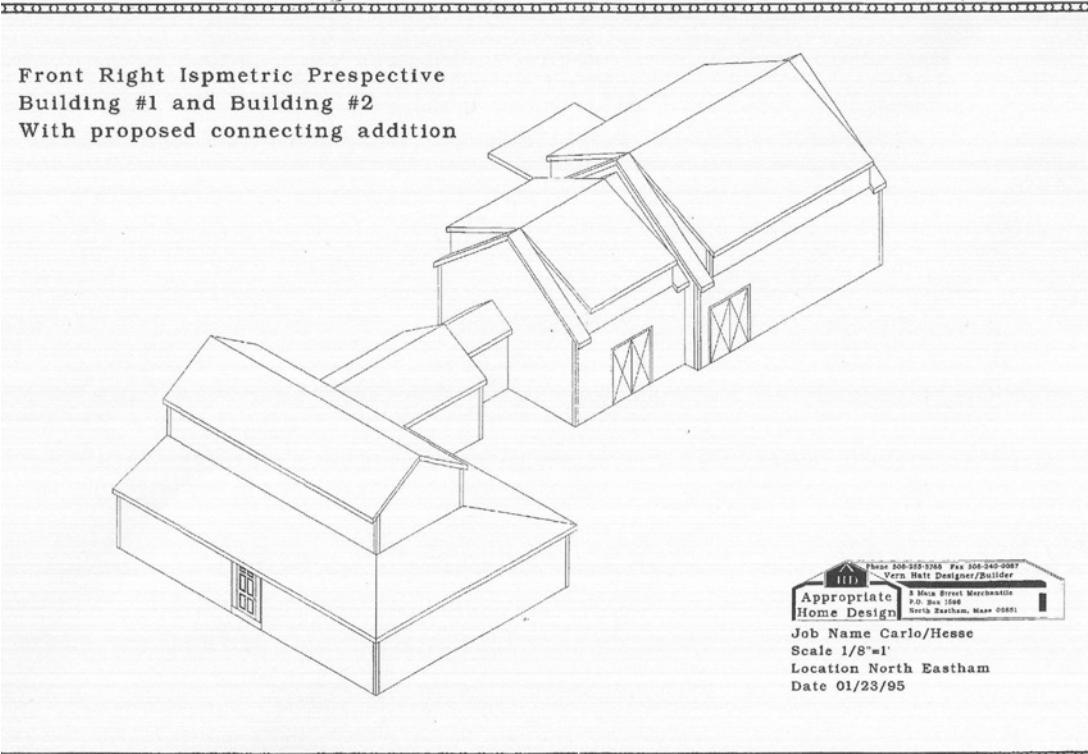
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On left, the southern edge of 2050 State Highway is depicted on the Hesse plot plan of 1984 (BCP 573:12). On the right is a site plan by Ryder & Wilcox for Hesse Associates, first drawn in 1995 and revised in 1996 to show the proposed connection of the house & barn.



Second Floor Plan dated Jan. 24, 1995, illustrating proposed house-barn connection and renovations to barn.



Perspective drawing of proposed house-barn connection and additions to barn.

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from southeast.



View from south.



View from northwest.